

**CITY OF BRIDGMAN  
PLANNING COMMISSION  
REGULAR MEETING  
APRIL 21, 2022  
6:30 PM**

The regular meeting of the Bridgman City Planning Commission was held on April 21, 2022 at City Hall, 9765 Maple Street, Bridgman, MI and called to order by Vice-Chair Truesdell at 6:30 p.m.

**MEMBERS PRESENT:** John Truesdell, Gene Herrman, Steve Parsons, Tom Woerdehoff, Dorothea Crocker, Richard Kading

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Clerk Holm, City Manager Ganum, Building Official Mattner

Pledge of Allegiance was led by the board.

**APPROVE/AMEND AGENDA:**

**Motion** by Member Crocker, seconded by Member Woerdehoff to approve the agenda for April 21, 2022 as presented, **voice vote, motion carried unanimously.**

**APPROVE MINUTES:**

**Motion** by Member Herrman, seconded by Member Parsons to approve the March 17, 2022 minutes as presented, **voice vote, motion carried.**

**HEARING OF CITIZENS:**

- No one wished to be heard

**OLD BUSINESS:**

Vice-Chair Truesdell spoke on the recent passing of Chair Mark Hurray. The best way to honor him is to continue on with his work going forward with the five goals and objectives in the Master Plan that the board identified. The board will need to talk about where they want to go with those goals and what they would like to prioritize first. He stated that the council began to take action on the marijuana transporter topic and the need to get clarification from the council with how they would like the board to proceed.

Ganum explained that the council did an introduction and first reading of three separate ordinances under two actions. The first two are general ordinances to allow a medical and recreational marijuana secure transporter license that specifically prohibits all other types of

categories and licenses. The third ordinance is to amend the Zoning Ordinance to allow a marijuana secure transporter license in the Transitional Industrial and Interstate Gateway districts only and add new definitions. With that being said, Vice-Chair Truesdell stated it is pretty clear from council that the board does not need to continue researching marijuana licenses unless directed to do so down the road.

**Review Coastal Leadership Academy:** <https://youtu.be/wPPQs-IgtYo>

Video 4 of 6 was viewed: *Data and Tools for Making Informed Decisions*.

The board discussed the video and talked about incorporating some of the data into the coastal resiliency here within the city. Bridgman has put together a coastal resiliency committee to track and continue to grow the coastline, to ensure its resiliency for many years to come. A report from the committee will be prepared and shared with the board at the next meeting.

Vice-Chair Truesdell lightly reviewed the five areas that were identified in the Master Plan that Hurray helped prioritize. Member Herrman also suggested talking about Japanese Knotweed as a noxious weed spreading. The board decided to tackle one or two of the five areas beginning next month.

#### **PUBLIC HEARING:**

**Vice-Chair Truesdell opened the public hearing at 7:00 p.m.**

**PURPOSE OF THE PUBLIC HEARING** To consider an amendment to the Bridgman Zoning Ordinance to incorporate Planned Unit Development (PUD) ordinance (Section 2.16), brought forth by the Bridgman Planning Commission.

#### **PRESENTATION BY THE PETITIONER**

Mattner read his report that was included in the packet to the board. The PUD's will not circumvent any of the formed based districts that are in the Zoning Ordinance. This will be a very nice tool to use which should not have been removed from the Ordinances when it was revised in 2017.

#### **PUBLIC COMMENTS**

- Barbara Hall, Baldwin Rd. – She heard that the HUD agreement will run out in 2023 at the Baldwin Estates across the street from her, and the new owner is going to outsource the current residents and make them more expensive. She also heard that more houses are going to be developed behind what is currently there. She said the condition of Baldwin Road is getting bad and wondered when the City plans on fixing it. She also inquired about golf carts in the city.

## **CORRESPONDENCE**

- No correspondence was received.

## **CLOSE THE PUBLIC COMMENTS SESSION**

Vice-Chair Truesdell closed the public comment session at 7:18 p.m.

## **SESSION FOR COMMISSION TO ASK QUESTIONS AND CLARIFICATION STATEMENTS**

Vice-Chair Truesdell asked Ganum to get back to the community member with answers so the board can continue with the PUD discussion.

Ganum stated that the goal is always to provide flexibility and the need to blend housing types in the same area. The board discussed the information and had the following questions and comments:

- Member Herrman has concerns with putting an apartment building next to residential properties because it will affect the property value and in 20 or more years down the road, the apartments could degrade from lack of maintenance and repairs and becomes a blight. Residential property owners need to be protected.
- Mattner explained that apartments and condos are still a residential dwelling. There may be density issues that would not be fitting in certain areas and that is why a proposed PUD would come before the Planning Commission first.
- Vice-Chair Truesdell explained that there are condominium units in the hills amongst single family housing. There needs to be trust and faith in the system starting with city staff, then going before the Planning Commission, allowing public input, and then go to the City Council for approval.
- Ganum explained that the Sunset Village expansion and the Habitat for Humanity project are real world examples of proposed projects being developed, that would be good for the community. Every project would have to be weighed by the Planning Commission first and then go to City Council for approval.
- The board then discussed a few areas in the PUD ordinance pertaining to density and what if any changes need to be made.

**Vice-Chair Truesdell closed the public hearing at 7:49 p.m.**

## **NEW BUSINESS:**

**Consideration of amending the Bridgman Zoning Ordinance to incorporate Planned Unit Development (PUD) ordinance (Section 2.16) and recommend approval to the Bridgman City Council**

**Motion** by Member Crocker, seconded by Member Woerdehoff to recommend to the City Council to amend the Bridgman Zoning Ordinance to incorporate Planned Unit Development (PUD) ordinance (Section 2.16) as presented with the following changes:

- Eliminate section **C. Permitted Uses and Residential Density (4)** *For PUDs located in residential zoning districts, the permitted density shall not be greater than that permitted by the zone district in which the proposed uses are permitted. If the PUD lies in more than one (1) zone district, then the number of dwelling units shall be calculated on a proportionate basis.*
- Strike the following under section **C. Permitted Uses and Residential Density (5)** *The total amount of land to be used for the calculation of the permitted density in a PUD **in subsection 4 above** shall be determined by using the net developable area, which shall be determined by taking the total site area and subtracting lands used or dedicated for existing public easements and existing public or private street rights-of-way.*
- Change **E. Design Standards 2(b)** to read as follows: *Deviations from the minimum requirements **or permitted density** shall also satisfy at least one (1) of the following criteria:*

**Voice vote, motion carried unanimously.**

#### **Lake Charter Township – notice of Master Plan update**

Ganum explained that townships are required by the Planning Enabling Act to notify the County and neighboring jurisdictions when they are updating their Master Plan. There will probably be a public meeting at some point and the City’s Planning Commission can give their input or recommendation as a body and weigh in by resolution. There should be harmony between Lake Township and the City’s Master Plan.

#### **STAFF UPDATE:**

Ganum and Mattner gave the following update:

- Member Herrman stated Stan Markovich is the new Interim Lake Township Supervisor.
- Mattner updated the board on the status of Casey’s. He said that the project went out for a rebid and they are supposed to start breaking ground at the end of May. He also said that he left Mr. Dominion a message last week but still hasn’t heard back from him.
- Member Herrman inquired about appointing a new Vice-Chair. Ganum explained that could be done at the next meeting.
- Mattner told the board that maybe they should consider doing a joint meeting with Lake Township’s Planning Commission like the Township Board and City Council does from time to time.

#### **ADJOURNMENT:**

**Motion** by Member Herrman, seconded by Member Woerdehoff to adjourn the meeting at 8:00 p.m., **voice vote, motion carried.**

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Tom Woerdehoff, Secretary

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Allyson Holm, City Clerk/Recording Secretary